

**Affordable Dwelling Unit Advisory Board Meeting Minutes (ADUAB)**  
**Tuesday – October 13, 2009**  
**Shenandoah Room - Shenandoah Building**

**Members Present:** Joe Paciulli, Chair Michael Capretti, Vice-Chair; Pamela McGraw, Ryan Sauder

**DFS Staff Present:** Sarah Coyle Etro, Assistant Director; Shelita Adams, Program Manager; Jill Brady, Administrative Assistant; Jan Boothby, CDBG Program Manager; Lenny Goldberg, ADU Housing Specialist.

**Public Present:** None

**CALL TO ORDER** Joe Paciulli called the meeting to order at 8:05 A.M.

**PUBLIC COMMENT PERIOD** No comments

**MEETING MINUTES** The minutes from the September, 2009 meeting were unanimously approved.

**BUSINESS/ACTION ITEMS**

**Centex Pricing Request:** Staff received ADU pricing information from Centex Homes in reference to 20 ADUs that are to be constructed at the Goose Creek subdivision in Ashburn. The proposed homes are 3bedroom , 2 ½ bath, 2 over 2 homes with 1542 square feet of living space and are 50 feet deep; all are ground level. The market rate homes are priced at \$350,000-\$400,000 and are 2000 square feet. Although the sales price is \$123,966 which is below the administratively approvable \$129,000, staff does not have the authority to approve brick.

The ADUAB Builders Committee met October 1, 2009 to discuss the pricing request for full brick masonry and voted 2-0-1 (Schulte absent) to approve the sales price of \$123, 996. Michael Capretti motioned the full ADUAB and moved that the ADUAB approve Centex Homes request for providing a full brick masonry front for compatibility purposes and the resulting sales price of \$123,966; Ryan Sauder seconded the motion the motion passed 4-0-6. As the ADUAB does not have by-laws that require a quorum and the sales price of this unit was within the administratively approvable range, the members of the ADUAB who were present at the meeting agreed a vote could be taken on this issue.

**FHA/HUD Finance Issue:** Staff reported that more research needs to be done by the County Attorney's office regarding the FHA/HUD issue regarding foreclosure and the releasing of ADU convents Staff will bring the decision of the County Attorney's office to the full ADUAB once the research is complete.

**INFORMATION ITEMS AND UPDATES**

**Nomination Update:** Staff is awaiting word from Steve Schulte and Bill Jones regarding their decision to be reappointed to the ADUAB. Michael Capretti agreed to speak with Steve Schulte to ascertain if he is interested in staying on the ADUAB. All positions on the ADUAB are industry specific and will be advertised as such.

**Staff Update on County Owned Property:** Staff updated the ADUAB regarding the sale of the Cobble Pond property. The issue will be on the Public Hearing Agenda, November 9, 2009, staff will confirm the time, and forward that information to the full ADUAB as members might want to attend to show support for the process.

**Committee Reports:**

**Joint Builders and Zoning/Modifications Committee:** Michael Capretti updated the ADUAB regarding the progress of the work being done in connection the Article 7/1450. The committee began discussing the demographics in connection with the current stock of ADUs and the ones in the pipeline. The next meeting is tentatively October 22, 2009. Staff is waiting to hear back from the Zoning Administrator regarding his availability.

**NEXT MEETING**

Scheduled for November 10, 2009

Meeting adjourned at 9:15